



Club Bridgefield: Community and Eligible OC Member Vote FAQ*

Key Information at a glance

- OC Members are being asked to vote on whether the current Club Bridgefield (Club) Licence arrangement should continue.
- Voting Terminology:
 - **FOR = YES**, I want to **TERMINATE** the Club Licence with my OC. This means I will no longer have to pay my quarterly licence fee and will no longer have access to the Club.
 - **AGAINST = NO**, I want to **KEEP** the Club Licence with my OC. This means I will continue to have access to the Club but noting the cost may increase if some of the other OCs vote to terminate as the cost for running the Club will need to be redistributed amongst the balance OCs.
- If the licence arrangement is terminated by an OC, the annual Club Licence Fee will no longer be payable by that OC. If one or more OCs terminate the licence arrangement, the cost of running the Club will be redistributed. This will result in a cost increase for the remaining OCs.
- Each Owners Corporation (OC) will vote separately.
- A Special Resolution is required for each OC to resolve to terminate the licence arrangement.
- Voting opened on 30 May 2026 and closes on 20 June 2026.
- Information sessions will be held before voting closes.
- Due to non-payment of fees, a termination notice has been issued to one of the OCs providing 28 days for them to remedy, failing which their licence will be at an end.
- The termination needs to be by mutual agreement. The developer offered this to each of the 4 OCs to participate. 3 out of 4 OCs elected to participate.

About Club Bridgefield

What is Club Bridgefield?

The Club is a shared community facility located within the Bridgefield estate. Facilities include:

- Gym
- Swimming pool
- Tennis court
- Lounge and event space

The Club formed part of the original community offering within the estate.

Who owns the Club?

The Club is owned by the developer Goldfields Living RB Pty Ltd and subleased by 3L Bridgefield Club Pty Ltd (together referred to as the Developer).

The developer has separate licence arrangements with each OC, allowing eligible residents access to the Club facilities.

Who can use the Club?

Access to the club is available to OC members whose OC fees are paid and up to date, in accordance with the relevant agreements and Club access requirements.

What is the Club Licence Fee?

The current Club Licence Fee is \$764.59 per lot per annum.

This fee contributes to the operation and maintenance of the Club, including:

- Management
- Cleaning
- Utilities
- Repairs and maintenance
- Facility operations

The Fee may change over time in line with operating costs.

Why do I have to pay if I don't use the Club?

The Club forms part of the shared community infrastructure connected to the Bridgefield

Estate.

When properties were purchased within the community, the applicable agreements included arrangements relating to:

- the provision and operation of the Club, and
- the payment of Club Licence Fees by the relevant OCs.

Under the current arrangements, the OCs remain responsible for these obligations regardless of individual usage levels.

About the Owners Corporation

What is an Owners Corporation?

An Owners Corporation (OC) is a legal entity made up of all the property owners within a strata-titled property.

The OC is responsible for managing and maintaining the shared parts and / or services on behalf of its members.

Who are the Members of the OC?

All owners of properties within the Bridgefield community are members.

Tenants and renters are not members and are not entitled to vote.

This is generally one vote per property but we recommend you confirm with your OC Manager.

Who manages the OC?

Each OC has an elected committee that assists with decision making and administration.

Engine Property Group (Engine) has been appointed as the OC Manager for all OCs in Bridgefield.

Engine's role includes:

- administering OC processes
- assisting with communications enquiries
- facilitating meetings and voting processes.

Engine does not make legal or commercial decisions on behalf of either the OCs or the Developer.

Why are there four OCs at Bridgefield?

Bridgefield was developed across four parent titles, resulting in the establishment of four separate OCs.

Each OC corresponds to a different section of the original landholding.

Fees and financial implications

Does the Club Licence Fee vary between OCs?

No. The Club Licence Fee is currently consistent across all four OCs.

Residents with questions regarding other OC fees should contact Engine.

What will happen to the Club Licence Fee if the licence arrangement is terminated across all OCs?

If all four OCs terminate the licence arrangement, the current annual Club Licence Fee component would no longer apply.

As mentioned in the opening paragraph of this document, if the licence arrangement is terminated by an OC, the annual Club Licence Fee will no longer be payable by that OC.

What happens if some OCs terminate the licence arrangement but others do not?

The current cost per OC member is \$764.59 across each of the OCs. The aggregated cost across all OCs represents the developer's cost of operating the Club. Accordingly, if one or more OC licences are terminated, the total cost will be redistributed amongst the remaining OCs.

Eligible residents should consider this potential outcome when voting.

Is the developer taking action where an OC is not paying?

Yes. One of the OCs is currently in default of its payment obligations. The developer has issued letters of demand for outstanding Fees. As mentioned in the opening page, a termination notice has been issued providing 28 days for them to remedy, failing which their licence will be at an end.

Proposed Licence Termination

Why is the licence arrangement being discussed?

The Developer and the OC Committees have been discussing the future operation of Club Bridgefield as the estate development approaches completion.

As part of this process, several factors have been raised which have lead to the proposal to put this termination to vote, including:

- 1) resident feedback received through a January 2026 survey conducted by Engine that received a response rate of 35.6% of members and, of them, 83.6% voted in favour of terminating the licence agreement.
- 2) there are low levels of club usage: only 224 of 994 OC Members actively use the Club.

3) the financial position of some OCs in relation to collection of Club-related fees.

The purpose of the current consultation and voting process is to allow OC members to determine whether the existing licence arrangement should continue,

Can the Developer unilaterally terminate the licence agreement?

No.

The Developer cannot unilaterally terminate the licence agreement unless there is a breach of the agreement that has not been remedied, in accordance with the licence terms.

Any termination must occur strictly in line with the licence agreements, or by operation of law.

How is mutual agreement achieved?

For the OCs to agree, each OC needs to put it to a vote.

The proposal is being considered by Special Resolution.

Under a Special Resolution, at least 75% of total lot entitlements (not votes) of all lots within the OC must support the proposal for it to pass, subject to the applicable legislative requirements.

Can different OCs make different decisions?

Yes.

Each OC will vote separately and may reach a different outcome.

This means some OCs may choose to continue the licence arrangement while others may choose to terminate it.

What happens if I do not vote?

Residents are strongly encouraged to participate in the voting process.

The impact of non-voting may depend on the voting thresholds and legislative requirements applicable to the Special Resolution process.

OC members should review the voting materials carefully and seek independent advice if required.

Will the Club close immediately if the proposal passes?

If an OC votes in favor of the termination, a deed of termination will need to be drafted and signed by OC and the Developer. Once this is executed, the Club will no longer be available to that OC. This process should does not take long if parties are in agreement.

If the licence is terminated, what will happen to the Club site?

If the licence arrangement is terminated, the future use of the Club site would be determined by the Developer, subject to any relevant planning controls, approvals and legal requirements.

The site is located within a planning zone (UGZ1) that generally supports residential growth and housing development, subject to Council and planning approval processes.

At this stage, no formal proposal for the site has been announced.

For more information on residential zones, please visit:

<https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/using-the-residential-zones>

What happens if the Licence arrangement is not terminated?

If the licence arrangement continues:

- OCs will remain parties to the existing arrangements.
- Club operations will continue.
- Ongoing fees and operational costs will continue to apply under the current structure, however the cost to each OC need to be distributed if one or more of the OCs have terminated their Licence.

Voting eligibility

Who is eligible to vote?

Owners of properties within the relevant OC are eligible to vote, subject to the voting requirements set out under the applicable legislation and OC rules.

Tenants and renters are not eligible to vote.

Why are tenants not allowed to vote when they use the Club?

Under the Owners Corporation framework, voting rights belong to lot owners/OC members rather than occupiers.

Why can owners vote if they don't live in Bridgefield?

Voting rights attach to ownership of the property, not occupancy.

Both resident owners and non-resident owners who own property within the relevant Owners Corporation may be eligible to vote. Tenants and occupiers who do not own the property are not eligible to vote.

How many votes does each owner receive?

Voting rights are as per units of entitlement (as per the Plan of Subdivision), subject to the applicable voting rules and any restrictions relating to fee arrears.

Can owners vote if they have fee arrears?

Yes, all owners are entitled to vote on Special Resolutions irrespective of their financial status.

Residents with questions regarding their voting eligibility should contact Engine prior to voting.

Can someone vote on behalf of an owner?

Eligible owners may appoint a proxy or authorised representative where permitted under the applicable legislation and OC rules.

A proxy form will be provided with the notice of ballot issued by Engine. Residents seeking further information regarding proxy voting should contact Engine at estates@enginepropertyservices.com.au or Engine Customer Service Manager Ingrid Goldenfein on 0434 477 654.

How will OC members receive voting information?

Eligible owners will receive formal voting materials and instructions directly from Engine.

These materials will include:

- voting instructions
- important dates
- information regarding the proposal
- details about how votes will be counted and submitted

What happens if I currently have unpaid Club Licence Fee arrears?

Any existing OC fees or arrears remain payable in accordance with the applicable OC arrangements and recovery processes.

If the Club licence arrangement continues, ongoing Club Licence Fees will continue to apply in accordance with the relevant agreements.

If the licence arrangement is terminated, this would not automatically remove or waive any outstanding fees or arrears already owing prior to termination.

Residents with questions regarding their account or payment arrangements should contact Engine directly.

Voting process and important dates

What happens next?

Each OC Committee has confirmed that the proposal will proceed to a formal vote of members.

Residents are encouraged to:

- review the available information
- attend an information session if desired
- contact Engine with questions
- seek independent advice if required before voting.

Important Dates:

| Date | Milestone |
|-------------|------------------------------------|
| 21 May | Voting ballot notice given |
| 30 May | Voting opens |
| 30 May | In-person information session |
| 4 June | Online webinar information session |
| 20 June | Voting closes |
| 26 June | Voting results issued |

If you have any further questions on how the voting process works, please contact Engine.

Contact information

Fees, accounts, arrears or OC matters

Engine Property Group

estates@enginepropertygroup.com.au

Ingrid Goldenfein, Customer Service Manager: 0434 477 654

Club operations, access or facility

BlueFit

info@clubbridgefield.com.au

Club Bridgefield Rockbank Facebook page

<https://www.facebook.com/share/1GMFkA81Wd/>

General Bridgefield community enquiries

3L Alliance

info@3lalliance.com

Landscaping enquiries

For Stages 1-14, residents can contact Melton City Council via:

<https://www.melton.vic.gov.au/Council/Customer-Service/Contact-Us>

*All information within this document has been confirmed and is supported by Engine Property Group.